

MINUTES  
REGULAR MEETING of the ROSS ADVISORY  
DESIGN REVIEW GROUP  
TUESDAY, MARCH 23, 2010

**1. 6:30 P.M. Commencement.**

Jim Kemp called the meeting to order at 6:30 pm. Jim Kemp, Josepha Buckingham, Mark Fritts, and Noreen Slivon were present. Elise Semonian, Senior Planner, was present for Town staff.

**2. Approval of Minutes for February 2010.**

No minutes were approved. Elise Semonian indicated that draft minutes would be provided for review and approval in April.

**3. Open Time for Public Expression.**

No one wished to comment during the open time.

**4. 5 Madera Avenue, Jeremy and Wendy Coon, APNs 72-072-25, 26, 29 and 30, R-1:B-20 (Single Family Residential, 20,000 sq. ft. lot size)**

Application for design review for retaining walls and request for an encroachment permit to construct a curb and replace a wall within the Madera Avenue right of way. The project also involves construction of a new deck and spa area above the existing residence.

ADR Comments: (Kemp, Slivon, Buckingham, Fritts)

- a) The applicant should ensure that the other project consultants, such as the soils engineer, review the site drainage plan.
- b) The ADR recommends using natural wood railings or dark iron railings on the new proposed lower deck as well as the surround for the spa.
- c) The ADR recommends that all new stone proposed on the lower portion of the house and the retaining wall facing material of the paths should be a dark tone natural stone.
- d) The ADR recommends that the new paths be surfaced with permeable materials.
- e) The ADR recommends that planting be installed along the walls of the paths to soften the visible impact.
- f) The ADR recommends that proposed plantings be of native species and the overall landscaping to be designed for low water requirements. More exotic planting are appropriate near the house, but not on the hillside. Bamboo was not recommended and the ADR Group recommended that the applicant reconsider the proposal for redwoods below the house, as they may grow to block views.

**5. 88 Laurel Grove, Courtney and Nicole Haslett, APN 72-201-02, R-1:B-A (Single Family Residential, 1-acre min. lot size)**

Proposal for a remodel and 542 square foot addition to the existing residence that would involve an application for design review and a floor area variance. The project would include enclosure of three existing deck areas and removal of one deck. Total floor area of 5,678 square feet is proposed.

Lot area	36,127 sq. ft.	
Existing Floor Area	14.2%	
Proposed Floor Area	15.7%	(15% permitted)
Existing Lot Coverage	8.4%	
Proposed Lot Coverage	8.5%	(15% permitted)

ADR Comments: (Kemp, Slivon, Buckingham, Fritts):

- a) The ADR supports the design of this project.
- b) The ADR can support findings for the requested FAR variance due to the following design considerations:
  - 1) All of the additional FAR is existing Lot coverage square feet.
  - 2) The bulk of the square feet comes from enclosing the south facing deck. This deck is inhospitable without some coverage. If this was covered by a roof only, it would still impact the FAR.
  - 3) The additional square feet requests are not visible from any neighboring properties.

6. 7 Woodside Way, Stephanie and Lee Notowich, APN 73-232-03, R-1:B-10 (Single Family Residence, 10,000 Square Foot Min. Lot Size)  
Renovation and additions to the existing residence that would involve applications for variances and design review. The project includes demolition of an existing carport and construction of a new 454 square foot two-car garage. The applicants would remodel the pool cabana to create a new 2<sup>nd</sup> unit (40-foot setback required, 0 feet proposed).

Lot area	22,294 square feet	
Existing Floor Area Ratio	15.2%	
Proposed Floor Area Ratio	23.2%	(20% permitted)
Existing Lot Coverage	11.2%	
Proposed Lot Coverage	15.6%	(20% permitted)

*The existing residence and cabaña are nonconforming in setbacks.*

ADR Comments: (Kemp, Slivon, Buckingham, Fritts)

- a) The ADR recommends the applicant retain the existing ridge and plate heights for the pool house.
- b) The ADR recommends that the applicant modify the existing entry and proposed dormers on the pool house to closer match the style of the main residence.
- c) The ADR recommends that the applicant modify the proposed roof form and dormers on the garage to closer match the style of the main residence.
- d) The ADR recommends that the applicant reduce the size of the second floor deck resulting in a small balcony off of the Master bedroom. The size should accommodate no more than 3 persons.
- e) The ADR can support the FAR variance request due to the following design considerations:
  - 1) The majority of the additional square feet is located below grade which has no impact on the bulk and mass of the structure.

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- 2) The square feet associated with connecting the new garage and main residence mitigates the noise pollution for the adjacent neighbor.

**7. Adjournment.**

Jim Kemp adjourned the meeting at 8:00 p.m.